

**CITY OF COSTA MESA  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Costa Mesa Planning Commission will hold a public hearing at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California at 6:00 p.m. on **Monday, December 9, 2019** to consider the following item:

**Application No.:** PA-19-14

**Applicant/Agent:** Arcadis, U.S./Zachary Mason

**Site Address:** 3599 Harbor Boulevard

**Zone:** MP (Industrial Park)

**Description:** Planning Application 19-14 is a request for a variance to allow installation of a temporary multi-phase remediation system within the required side setback of an existing automobile service station located at 3599 Harbor Boulevard. The proposed setback is 18 inches and the required setback is 20 feet. The proposed equipment would be enclosed with a 6-foot high wall, finished to match the existing building materials. A pedestrian ramp linking the existing building to the sidewalk along Harbor Boulevard would be relocated to provide for accessibility. Remediation is estimated to be completed within three years. Once complete, the treatment system would be removed and the 20-foot landscaped setback would be re-established.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities, and 15330 (Class 30), Minor Actions to prevent, minimize, stabilize, mitigate or eliminate the release or threat of release of hazardous waste or hazardous substances.

**Additional Information:** For more information, call (714) 754-5245, or email [PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov) or visit the Planning Division on the Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday, except specified holidays. A copy of the staff report can be viewed on the City's website: [www.costamesaca.gov](http://www.costamesaca.gov) 72 hours prior to the hearing date. All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written communications, photos, or other materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to [PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov). If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m.